

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address
Including suburb and
postcode

702/1C Michael Street, Brunswick Vic 3056

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$410,000 & \$450,000

Median sale price

Median price \$575,000 Property Type Unit Suburb Brunswick

Period - From 01/04/2026 to 30/06/2026 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	46/337 Sydney Rd BRUNSWICK 3056	\$493,000	10/08/2026
2	307/408 Lygon St BRUNSWICK EAST 3057	\$460,000	07/08/2026
3	307/1c Michael St BRUNSWICK 3056	\$408,000	09/04/2026

OR

~~**B*** The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on: 19/08/2026 11:40



Property Type:
Flat/Unit/Apartment (Res)
Land Size: 1094 sqm approx
Agent Comments

Indicative Selling Price
\$410,000 - \$450,000
Median Unit Price
June quarter 2026: \$575,000

Comparable Properties



46/337 Sydney Rd BRUNSWICK 3056 (REI)

Agent Comments



Price: \$493,000
Method: Private Sale
Date: 10/08/2026
Property Type: Apartment



307/408 Lygon St BRUNSWICK EAST 3057 (REI)

Agent Comments



Price: \$460,000
Method: Private Sale
Date: 07/08/2026
Property Type: Apartment



307/1c Michael St BRUNSWICK 3056 (REI/VG)

Agent Comments



Price: \$408,000
Method: Private Sale
Date: 09/04/2026
Property Type: Apartment

Account - Besser & Co EA | P: 03 9531 1000



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